



## 3 Old Rectory Mews, Witney OX28 4AG

With a garden to the front, low management charges, and zero (peppercorn) ground rent, this 1 bedroom bungalow in the town centre offers peaceful retirement living. One of only 6 properties in this small development and situated within walking distance of the town centre. The garden is paved and south facing, and the accommodation includes a hall, living/dining room, kitchen, bedroom and a bathroom, together double glazing and modern electric heating. Parking is available and there is a right to park one car. This property is available for sale with no onward chain. Long Leasehold - 999 years from 1st November 2001. Current (2025) Service Charge £1433.35 per annum. Current (2025) Ground Rent - zero (peppercorn).



SALES LETTINGS

e. [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

t. 01993 772000

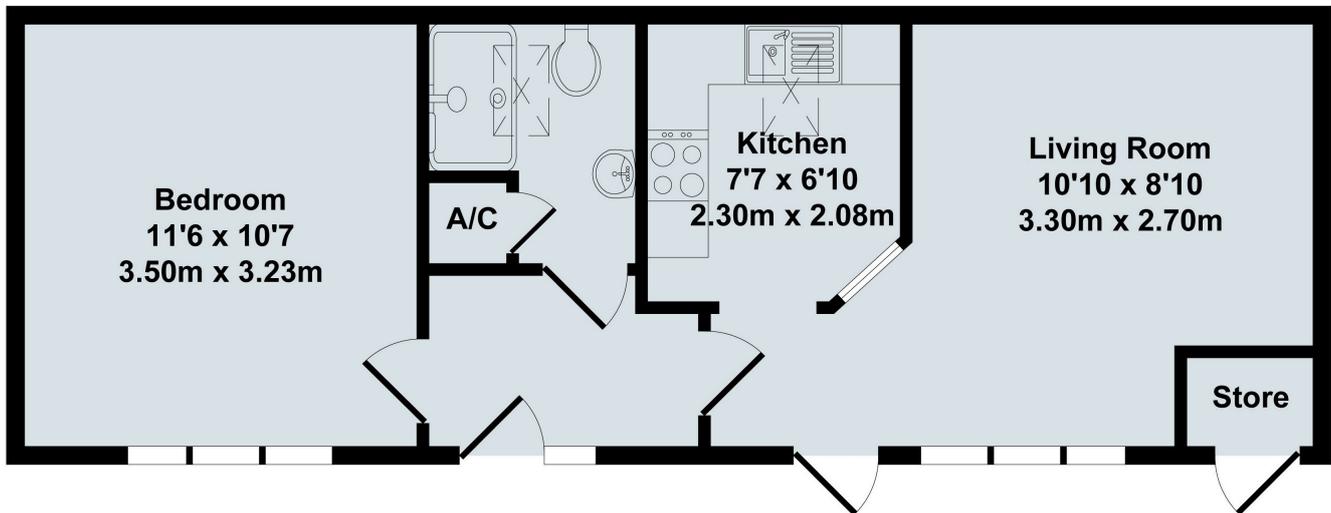
Price £185,000

[www.thomasmerrifield.co.uk](http://www.thomasmerrifield.co.uk)



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- Entrance Hall
  - Living Room
  - Kitchen
  - Bedroom
  - Shower Room
  - Double Glazing & Electric Heating
  - Parking Available - with a right to park 1 vehicle
  - Walking Distance Of The Town Centre
  - No Onward Chain
- Broadband: Ultrafast is available  
Mobile:  
Outdoor is Likely for EE, O2, Vodafone and Three  
Indoor is Limited for EE, Three and Vodafone; Likely for O2 (Voice only).
- 21C25



## 3 Old Rectory Mews

Total Approx. Floor Area 405 Sq.Ft. (37.6 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"



**Local Authority:**  
WODC Band B / EPC Rating: 39/E

**Contact:**  
52 Market Square, Witney,  
Oxfordshire, OX28 6AF

### Tenure:

Long Leasehold - 999 years from 1st Nov 2001. Current (2025) Service Charge £1433.35 p.a. Current (2025) Ground Rent - zero (peppercorn).

**Tel:** 01993 772000  
**Email:** witney@thomasmerrifield.co.uk

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